



香港建築師學會
The Hong Kong Institute of Architects

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By Email and By Post
sdev@devb.gov.hk

Mr WONG Wai Lun, Michael, JP
Secretary for Development
Development Bureau
18/F West Wing, Central Government Offices
2 Tim Mei Avenue
Tamar
Hong Kong

Dear *Michael,*

**The Proposed Two-envelope Tendering Arrangement for
Disposal of Site 3 of the New Central Harbourfront**

We refer to our previous correspondences and the subsequent briefing held on 18 May 2020 on the proposed two-envelope tendering arrangement for the disposal of Site 3 of the new Central Harbourfront, at which we had a meaningful discussion with your presented representatives.

The Institute provides our support and appreciation for the Government's initiatives to embrace design merits into the tendering arrangement of Site 3. Subsequent to exchange of views in the above briefing, the Institute is pleased to enclose a paper summarising salient points of the discussion at the briefing and the Institute's comments for your consideration.

The Institute is looking forward to collaborating with the Development Bureau in shaping a better Hong Kong. We will be grateful for having a follow-up meeting to further discuss on this subject.

Yours sincerely,



LI Kwok Hing Felix FHKIA RA
President

Encl. HKIA's Paper for The Proposed Two-envelope Tendering Arrangement for Disposal
of Site 3 of the New Central Harbourfront



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HKIA's Paper for The Proposed Two-envelope Tendering Arrangement for Disposal of Site 3 of the New Central Harbourfront

No.	Topics	Salient Points in the Briefing / Comments
1)	The Two-envelope Mechanism	<ol style="list-style-type: none">1. The Institute appreciates the application of a 50:50 design-to-price weighting, as a "strike a balance approach".2. The mechanism should be transparent and have public involvement. The Marking Scheme and Tenderer's submitted schemes should be able to open to professional institutions and the general public respectively, in order to encourage sensible discussions among the community.3. There should be requirement to ensure the tenderer's submitted design scheme would be substantially and properly implemented and executed after the tender award; traditional mechanism relying on Lands Department to exercise control in the design is not desirable in this respect.4. There should be mechanism to make sure that the better proposals (say only the top 3 based on minimum passing marks) are to be considered before opening the fee envelope.
2)	Tender Assessment Criteria / The Marking Scheme	<ol style="list-style-type: none">1. Marking Scheme should clearly rank the submissions in each design criteria and the scoring should result in a wide range which would make the total design scores meaningful in the 50:50 design-to-price weighting.2. The assessment should consider bonus marks for creative design and additional elements for public enjoyment, e.g. improvement of surrounding areas including the piers, the plaza between the site, Pier 9-10 and other piers, provisions of 24-hour covered pedestrian access from multiple directions, higher green coverage percentage.3. Sustainable proposals of possible programmes of use (e.g. international events and inclusive events with clear operation plans and commitments) that will activate the Public Open Space (POS) should be counted as merits.4. Indoor / outdoor usages, especially ground level activities should be encouraged.5. Semi-outdoor activities should be allowed and with no GFA implication under Lease.6. Equitable public enjoyment and inclusiveness should be considered as assessment criteria.7. Design of the area under decks should be taken into consideration.8. Interim enjoyment and interim environmental measures allowed in the developer's proposal should be pre-requisites in the design submission.



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HKIA's Paper for The Proposed Two-envelope Tendering Arrangement for Disposal of Site 3 of the New Central Harbourfront (continued)

<p>2) Cont.</p>	<p>Tender Assessment Criteria/ The Marking Scheme</p>	<p>9. The assessment should allow flexibility in design, e.g. stepping height requirements and rigid demarcation of height zones should be avoided; tenderers should be encouraged to propose innovative design that may exceed the height limit stipulated in OZP or, alternatively, the Government should consider applying building height relaxation prior to the land sale in order to allow more flexibility in the design.</p> <p>10. The Tender Documents should require the tenderers to commit a piece of publicly accessible architecture and open space for an open design competition in order to promote local design talents.</p> <p>11. Tenderer's capability and relevant project experiences should be one of the technical prerequisites before the design submissions will be considered. Technical prerequisites should not be included in the scoring of the design, which should focus on design aspects only.</p> <p>12. The Tender should require a holistic consideration of enhancing the walkability of the Central CBD area. Progressive concepts like "Streets as Public Places" and "Car-free Pedestrianisation Networks" should be considered.</p> <p>13. Tenderers should be free to propose either Revitalization or Re-provision of the HK General Post Office building.</p>
<p>3)</p>	<p>Tender Assessment Panel / Technical Advisors Selection</p>	<p>1. The Tender Assessment Panel for the design submission should not purely comprise of Government officers. It should include representatives from professional institutes and the community.</p> <p>2. Particularly, the Government should select expert representatives from the community to assess and advise on the design merit of Public Open Space (POS) / the Public Realm and Tenderer's submitted scheme.</p>
<p>4)</p>	<p>Others</p>	<p>1. The current allowable total GFA and their disposition should be reviewed given the many restrictions and constraints of the site.</p> <p>2. The basement bulk and its disconnection (divided by the railway and road tunnels) should be reviewed.</p> <p>3. In order to avoid the future developer to clutter too much GFA above ground, there should be a limit in total GFA allowable above ground.</p> <p>4. The PTI is being proposed at the ground level in the parcel closest to the harbourfront. The tenderers should be encouraged to propose alternative location for the said PTI rather than putting it right next to the harbourfront and on the ground level.</p> <p>5. Proper remuneration shall be provided for any request for submission of specific concept design proposal, and additional remuneration for production of perspectives or models. The Tender should contain the condition of requiring the tenderers to follow the HKIA Guidelines regarding Architectural Consultancy Proposal.</p>